

153.0

0001

0009.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

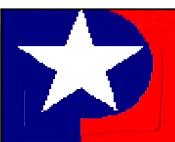
789,600 / 789,600

USE VALUE:

789,600 / 789,600

ASSESSED:

789,600 / 789,600


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
150		CEDAR AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: DAVIES RUSSELL W ETAL/ TRS	
Owner 2: DAVIES-HOWLETT FAMILY TRUST	
Owner 3:	

Street 1: 150 CEDAR AVE	
Street 2:	

Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: DAVIES RUSSELL W -	
Owner 2: HOWLETT JEFFREY J -	

Street 1: 150 CEDAR AVE	
Twn/Cty: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02476	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1936, having primarily Vinyl Exterior and 1732 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	2
t	Above Street
	Street
	Gas:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6059.000	308,200		481,400	789,600		101455
							GIS Ref
							GIS Ref
							Insp Date
							01/20/18

PREVIOUS ASSESSMENT		Parcel ID		PAT ACCT.						
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	308,200	0	6,059.	481,400	789,600		Year end	12/23/2021
2021	101	FV	297,700	0	6,059.	481,400	779,100		Year End Roll	12/10/2020
2020	101	FV	297,800	0	6,059.	481,400	779,200		Year End Roll	12/18/2019
2019	101	FV	240,000	0	6,059.	451,300	691,300	691,300	Year End Roll	1/3/2019
2018	101	FV	238,200	0	6,059.	373,100	611,300	611,300	Year End Roll	12/20/2017
2017	101	FV	238,200	0	6,059.	343,000	581,200	581,200	Year End Roll	1/3/2017
2016	101	FV	238,200	0	6,059.	312,900	551,100	551,100	Year End	1/4/2016
2015	101	FV	223,900	0	6,059.	306,900	530,800	530,800	Year End Roll	12/11/2014

BUILDING PERMITS		ACTIVITY INFORMATION	
Date	Number	Descrip	Comment
4/9/2018	391	Heat App	
4/11/2016	430	Re-Roof	REROOF
5/1/2012	555	Manual	
7/27/2010	900	New Wind	REPL 17 WINDOWS
6/23/2009	513	Re-Roof	
10/21/1996	544	Manual	REROOF

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6059	Sq. Ft.	Site			0	80.	0.99	9									481,414						481,400	

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 5 - Cape	Sty Ht: 1T - 1 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	SINK IN BSMT.				10	WDK (120')	3	12	24	
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	3/4 Bath: 1	Rating: Good	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:						
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: WHITE	View / Desir:	OthrFix: 1	Rating: Average	OTHER FEATURES	RESIDENTIAL GRID										
Kits: 1 Rating: Good	A Kits:	Fpl: 1 Rating: Average	WSFlue:	Level	FY LR DR D K FR RR BR FB HB L O	1st Res Grid	Desc: Line 1	# Units 1	FFL BMT (262)	6							
Upper		Lvl 2		Other					35								
Lvl 1		Lvl 1															
Lower				Totals	RMS: 7 BRs: 3 Baths: 1 HB												
GENERAL INFORMATION				CONDO INFORMATION				REMODELING				RES BREAKDOWN					
Grade: C - Average	Year Blt: 1936	Eff Yr Blt:	Alt LUC:	Location:	Total Units:	Floor:	% Own:	Exterior:	No Unit	RMS	BRS	FL	1	7	3		
Jurisdct: G12	Fact: .	Const Mod:	Lump Sum Adj:	Name:				Interior:									
INTERIOR INFORMATION				DEPRECIATION				Additions:									
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Phys Cond: GD - Good	18. %	Functional:	%	Kitchen:									
Sec Floors: 3 - Hardwood	Prim Floors: 3 - Hardwood	Sec Floors: 3 - Hardwood	Total: 18.6 %	Economic:	%	Special:	%	Baths:									
Bsmnt Flr: 5 - Lino/Vinyl	Subfloor:	Override:		Override:	%	Plumbing:		Electric:									
Bsmnt Gar: 1	Electric: 3 - Typical					Heating:		General:									
Insulation: 2 - Typical	Int vs Ext: S																
Heat Fuel: 2 - Gas	Heat Type: 3 - Forced H/W	# Heat Sys: 1	% Heated: 100														
Solar HW: NO	Central Vac: NO	% Com Wal	% AC: % Sprinkled														
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 153.0-0001-0009.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N				Total Yard Items:				Total Special Features:				Total:					

The sketch illustrates a residential property layout. It features a main house area with a width of 24' and a depth of 35'. The front entrance is labeled 'WDK (120')'. To the right is an attached garage with a width of 13' and a depth of 24', labeled 'TQS FFL BMT (840)'. A separate enclosed porch (EFP) is shown at the rear with a width of 7' and a depth of 17', labeled '(119)'. The total sketched area is 3,105 square feet, contributing to a total value of \$290,581.

SUB AREA		SUB AREA DETAIL									
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
BMT	Basement	1,102	41.030	45,218							
FFL	First Floor	1,102	136.780	150,728							
TQS	3/4 Story	630	136.780	86,169							
EFP	Enclos Porch	151	44.790	6,764							
WDK	Deck	120	14.190	1,702							
Net Sketched Area: 3,105						Total: 290,581					
Size Ad	1732	Gross Area	3315	FinArea	1732						

IMAGE

The photograph shows a two-story residential building with a white exterior. The front entrance features a small porch with red columns. A large chimney is visible on the left side of the roofline. The house has a dark roof and appears to be in a suburban setting with trees and a clear sky in the background.

AssessPro Patriot Properties, Inc